



DETAIL OF PLOTS						
S.NO.	TYPE	SIZE (Sq. Mtr.)	AREA (Sq. Mtr.)	NO.	TOTAL AREA (Sq. Mtr.)	
1	I	5	11	55	217	11935
2	I(a)	4.77	10.49	50	187	9350
3	II(NPNL)	10	21	210	338	70980
4	IIa	10.00	22.50	225	232	52200
4a	IIa(NPNL)	10.00	22.50	225	72	16200
5	IIb(NPNL)	8.00	19.00	152	97	14744
6	III	10.87	23.00	250	454	113500
7	IIIa	10.00	27.50	275	135	37125
8	IV	10.66	27.50	293	65	19055
9	IV(a)	15.20	25.00	312.5	6	1875
10	V	12.72	27.50	350	87	30450
11	V(a)	14.54	27.50	400	13	5200
12	VI	15.27	27.50	420	64	26875
13	VII	18.21	27.50	500	5	2500
14	VIII	19.54	43.00	840	41	34449
15	IX	24.71	38.00	940	6	5640
16	X	20.66	48.35	999	1	999
				TOTAL	2020	453077
				AREA (Ac.)	4	111.9579
				NURSING HOMES (REQUIRED: 4; PROVIDED: 6)		1.5000
				TOTAL AREA (Ac.)		113.4579

AREA CALCULATIONS		
PARTICULARS	AREA IN ACRES	PERCENTAGE
AREA ALREADY LICENCED	180.5680	-
AREA AS PER LOI (Memo No. 3100-JE(VA)/2017/33289 Dt. 22.12.2017)	51.16875	-
TOTAL SCHEME AREA	231.73675	-
AREA UNDER UNDETERMINED USE	3.0000	-
NET PLANNED AREA	228.73675	-
AREA UNDER RESIDENTIAL PLOTS	113.45791	49.60%
AREA UNDER COMMERCIAL	5.6600	2.47%
TOTAL SALEABLE AREA	119.11791	52.1%

POPULATION CALCULATIONS			
EWS PLOTS	404	09 Per/OU	3636 PERSONS
OTHER PLOTS	1616	@13.5 Per/OU	21816 PERSONS
DENSITY	25452 Per/	228.7368 Ac.	111.3 FPA

SCHEDULE OF EWS & NPNL PLOTS		
	REQUIRED	AVAILABLE
EWS PLOTS @20%	404	404
NPNL PLOTS @25%	505	507

DETAIL OF COMMUNITY FACILITIES		
	REQUIRED	AVAILABLE
NURSERY SCHOOL	5	5
PRIMARY SCHOOL	3	3
HIGH SCHOOL	2	2
CRECHE	2	2
DISPENSARY	2	2
COMMUNITY CENTRE	1	1
CLUB	1	1
TAXI STAND	2	2
POLICE POST	-	-
REHABILITATION BUILDING	2	2
ELECTRIC SUB-STATION	-	-
MILK & VEGETABLE BOOTH	4	7
SUB-POST OFFICE (IN COMM.)	2	2
ATMS (IN COMMERCIAL)	4	4
MULTIPURPOSE BOOTH (IN COMM.)	4	4
CLINICS (IN COMMERCIAL)	4	4
BEAUTY PARLOUR (IN COMM.)	4	4
HEALTH CENTRE	-	-

DETAIL OF GREEN AREA		
GREEN @2.5 m <sup>2</sup> PER PERSON (Ac.)	REQUIRED	AVAILABLE
	15.7233	16.98

- LEGEND:**
- LICENCED SITE BOUNDARY
  - H. T. LINE
  - COMMUNITY FACILITIES
  - UNDETERMINED AREA
  - GREEN AREA
  - COMMERCIAL
  - AREA AS PER LOI (Memo No. 3100-JE(VA)/2017/33289 Dt. 22.12.2017) - 51.16875 Ac.
  - DG SETS
  - PROPOSED C.S.S.
  - U/GROUND FUEL TANK

20 OF 208 Dt: 09-03-2018

- This revised layout plan for an area of 231.73675 acres (Dtg. No. DTCP-4933 dated 26.02.2018) comprised of lands which is to be used in respect of Residential Plotted Colony being developed by Ansal Properties & Infrastructure Ltd. in Sector 67 & 67A, Gurgaon is hereby approved subject to the following conditions:
- The layout plan shall be read in conjunction with the clauses appearing on the agreement entered under Rule 11 and the statutory provisions.
  - The demarcation plans as per size of all the residential, commercial and institutional sites shall be got approved from the Department and construction on these sites shall be governed by the Haryana Standard Road and Control Area Regulation of Unregulated Development Rules, 1985 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
  - The light fixtures being passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
  - The proper planning and integration of services in the area adjacent to the colony, the collector shall abide by the directions of the DTCP for the modification of layout plans of the colony.
  - The collector shall be liable for the cost of the H.T. line for the colony and shall be responsible for the cost of the H.T. line for the colony and shall be liable for the cost of the H.T. line for the colony.
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  - All green belts provided in the layout plan within the licensed area of the colony shall be developed by the collector. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/Collector as per the directions of the Director, Town & Country Planning, Haryana in accordance with the terms and conditions of the provisions of the Act.
  - The collector shall be liable for the cost of the H.T. line for the colony and shall be responsible for the cost of the H.T. line for the colony.
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*(Signature)*  
DIRECTOR, TOWN & COUNTRY PLANNING, HARYANA

**PROJECT: "ESENCIA" - 67 & "VERSALIA" - 67A RESIDENTIAL PLOTTED COLONY SEC-67,67A GURGAON, HARYANA**

R-6	6.98 ACS. AREA W/POD DABLER	SHEET TITLE: LAYOUT PLAN	DRAWING NO: API/SANC/S.4/L-7
R-5	56.58 ACS. AREA LV RECEIVED	SCALE: 1:1500	DATE: -
R-4	18.09.13 38.292 ACS.	DATE: -	DEALT BY: SANDEEP KUMAR
R-3	27.03.12 2.156 ACS.		
R-2	28.03.11 28.558 ACS.		
R-1	18.03.10 111.594 ACS.		
SNo.	DATE	REVISION	

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